

**PLANNING & ZONING VOTING RECORD  
& ATTENDANCE RECORD**

DATE: 3-16-15

NO. 449

			DESCRIPTION
	P R E S E N T  O R  A B S E N T	V O T E	PUBLIC HEARING CONCERNING AN APPLICATION FILED BY EDITH HAM, TO REZONE NORTH ONE-HALF OF LOT 14, BLOCK B BURTON AND DANFORTH SUBDIVISION ALSO KNOWN AS 1813 BEASLEY. EDITH HAM IS REQUESTING TO BE ALLOWED TO CHANGE THE ZONING FROM ITS PRESENT CLASSIFICATION OF R-1 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL)
<b>GAYLE GOBLE</b> (Place #1 - 12/31/15)	P	Y	<p align="center"><b><u>NOTES</u></b></p> <p>Speaking For: Eddie Ham spoke in favor of the rezone North One-Half of Lot 14, Block B Burton and Danforth Subdivision also known as 1813 Beasley. Mr. Ham is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-2 (General Commercial) for the purpose of his small family owned cabinet business.</p> <p>Speaking Against: Jesus Barrera 1720 Beasley. (Not inside city limits) Ms. Heather Taylor spoke for Mr. Barrera against the rezone of 1813 Beasley and read the letter that was submitted to the board.</p> <p>Speaking Against: Stewart Wilson 2635 San Angelo objected to the rezone of 1813 Beasley because he does not agree with spot zoning or C-2 in the middle of R-1.</p> <p>Speaking Against: Tyler Woods 1591 W. Beasley objected to the rezone of 1813 Beasley because the road is too narrow and not paved to handle semi-trucks.</p> <p>There was 1 letter of objection received from a resident within the 200' buffer but not within our city limits, and 1 letter of objection received within the 200' buffer inside city limits and several phone inquiries received for the request.</p> <p><b>Board member Elizabeth Beebe moved to recommend the denial of the request for a rezone to City Council which was seconded by Board Member Gayle Goble. The motion was approved unanimously.</b></p> <p align="right"><i>Ann S Miller</i></p> <p>Chairman _____</p> <p align="center"><u>3/17/15</u></p> <p>Date _____</p>
<b>ELIZABETH BEEBE</b> (Place #2 - 12/31/15)	P	Y	
<b>STEVEN CANNON</b> (Place # 3 - 12/31/15)	P	Y	
<b>ANN MILLER</b> (Place #4 - 12/31/16)	P	Y	
<b>CONNOR BROWN</b> (Place #5 - 12/31/16)	P	Y	
<b>TOM MANNERING</b> (Place #6 - 12/31/16)	P	Y	
<b>ALANA SEAMAN</b> (Place #7 - 12/31/16)	A		



**NOTICE OF PUBLIC HEARING  
REQUEST FOR ZONING CHANGE**

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on March 16, 2015 and the City Council will hold a public hearing at 6:30 p.m. on March 24, 2015. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Edith Ham, to rezone North One-Half of Lot 14, Block B Burton and Danforth Subdivision also known as 1813 Beasley. Edith Ham is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-2 (General Commercial). If you have any objections, please advise the Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed change is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-3815.

John Davis  
Building Official

Published one time in the Coastal Bend Herald on February 26, 2015.



P.O. Drawer 400 2665 San Angelo  
Ingleside, TX 78362  
Phone: 361-776-2517 Fax: 361-776-1027

## APPLICATION FOR ZONING CHANGE

Receipt #: \_\_\_\_\_

Date Filed: 2/9/15

### INSTRUCTIONS:

- (1) Please type or print clearly in black ink.
- (2) File with Building Department at City Hall, Ingleside, Texas
- (3) Request must be accompanied by required filing fee.

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### APPLICANT/OWNER INFORMATION

Applicant's Name (please print): Edith M. Ham  
Address: 1614 West Avenue C  
City/State/Zip Code: Pont Arkansas  
Phone No.: 361 5637388 or 361 5637389  
Applicant Status: (check one)  
INDIVIDUAL ☒ TRUST ☐ PARTNERSHIP ☐ CORPORATION ☐

### ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned:  
Lot: North one half Plot 14 Block: B  
Subdivision: Burton and Danforth subdivision  
Address of Property: 1813 Bensley  
Lot Size: 330 Feet x 640 Feet Acres: 5 ACRES  
Frontage Street: Bensley  
Present Zoning Classification: R1  
Requested Zoning Classification: C2

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of Publication: 2/26/15  
Planning & Zoning Public Hearing: 3/16/15 Time: 6:00p.m.  
City Council Public Hearing: 3/24/15 + 4/14/15 Time: 6:30p.m.

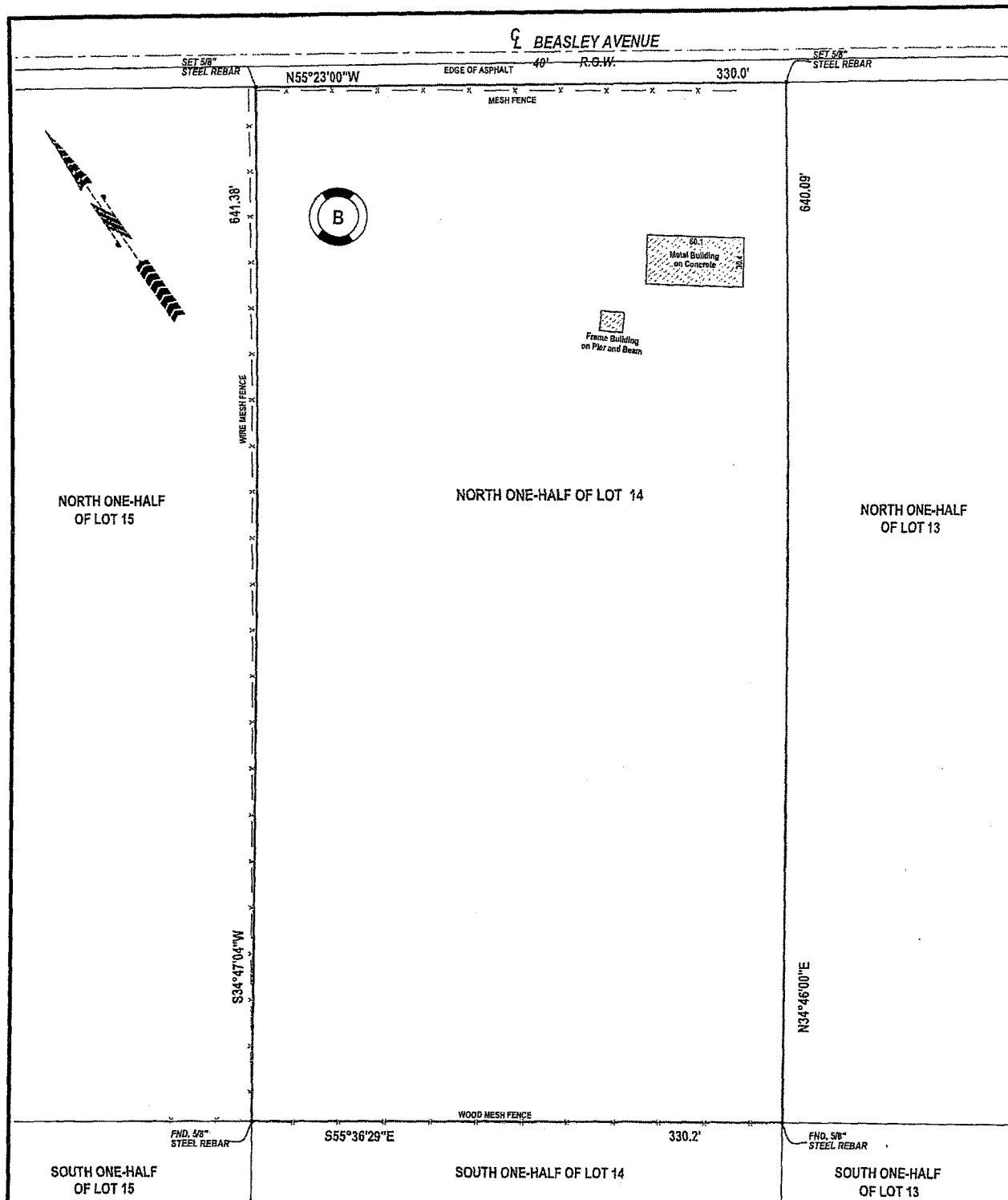
Signature of Applicant: Edith M. Ham Date: 2/9/15 Signature of Owner: Edith M. Ham Date: 2/9/15

### STAFF CHECKLIST

Accepted By: Gary Dietrich Date Accepted: 2/9/15  
Filing Fee: 15.00 Date Paid: 2/9/15

### OFFICE USE ONLY

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_



THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP DATED 8-4-2004, AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT IN A "SPECIAL FLOOD HAZARD AREA" ZONE "X" BASE ELEVATION 100.0, PANEL NO. 020402, COMMUNITY NO. 483402. THIS INFORMATION IS BASED ON SCALING THE LOCATION OF THIS SURVEY ON THE ABOVE REFERENCED MAP AND IS INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

PLAT BEARING USED FOR DIRECTIONAL CONTROL UNLESS OTHERWISE SHOWN.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP OF TITLE EVIDENCE. SURVEYOR DID NOT REVIEW EXCEPTIONS IN SCHEDULE "B" OF THE TITLE COMMITMENT TO DETERMINE WHETHER THEY DO OR DO NOT AFFECT SUBJECT PROPERTY.

**COPYRIGHT NOTICE**

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK ON THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE OR CONSENT.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 & 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

COPYRIGHT  
JANUARY 19, 2015

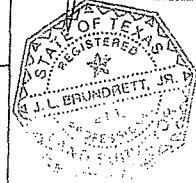
**NORTH ONE-HALF OF LOT 14, BLOCK B  
BURTON AND DANFORTH SUBDIVISION**

CITY OF INGLESIDE  
ARANSAS COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 62-63,  
PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

J.L. BRUNDRETT, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE NAMED RECIPIENTS THAT THIS PLAT DRAWING CORRECTLY REFLECTS THE RESULTS OF AN ON THE GROUND SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON THE FOREGOING PROPERTY AND THAT THERE ARE NO VISIBLE EASEMENTS, INTRUSIONS, OR PROTRUSIONS (EXCEPT AS SHOWN HEREON).

J.L. BRUNDRETT, JR., R.P.L.S. RES. NO. 7133  
10/15/14 EX. 0001000 T&PE Firm No. F-414



**Griffith & Brundrett**  
Surveying & Engineering, Inc.

411 S. Ford St., P.O. Box 2332  
Rockport, Texas 78291

Ph: 361-729-6478  
Fax: 361-729-7193  
E: jbrund@griffithsurvey.com  
W: www.griffithsurvey.com

DATE: JANUARY 19, 2015  
SCALE: 1" = 60'  
FILE NAME: 150119DM1  
REVISED  
DATE:

PREPARED FOR: EDITH M. HAM  
MORTGAGE CO: SECURITY SERVICES  
TITLE CO: NORTHSORE TITLE OF INGLESIDE  
GF NO: 15-0101M

# Ham\_Buffer1\_Intersect

ACCOUNT_	Name	In_care_of	Address_1	City_St_Zi
0022-2000-0015-003	WILSON JOHN STEWART &	JOHN SHELTON WILSON II	2635 SAN ANGELO	INGLESIDE TX 78362-5801
0022-2000-0013-000	FANCHER ROBERT C		600 BLD STE 2000	CORPUS CHRISTI TX 78473
0022-2000-0014-001	MILLEN JACK DAVID & SHERRY		1806 MOONEY LANE	INGLESIDE TX 78362-4637
* 0022-0100-0013-000	BRANDESKY ROBERT B		6309 KRISTIN DR	CORPUS CHRISTI TX 78414-3010
0022-2000-0013-001	LAMBERT BENNIE D		1772 MOONEY LN	INGLESIDE TX 78362-4906
* 0022-0100-0014-001	TODD TONYA B		1705 W RHODES	ARANSAS PASS TX 78336-5718
0022-2000-0015-004	JIMENEZ JESUS & CYNTHIA		1830 MOONEY LANE	INGLESIDE TX 78362
0022-2000-0013-002	SNYDER SETH ALLEN AND AMANDA LYNN		P O BOX 356	INGLESIDE TX 78362
0022-2000-0015-001	JIMENEZ JESUS & CYNTHIA		1830 MOONEY LANE	INGLESIDE TX 78362
* 0022-0100-0015-025	COX HENRY W & PATRICIA A		PO BOX 908	INGLESIDE TX 78362-0908
* 0022-0100-0014-000	BARRERA JESUS		1720 W BEASLEY	ARANSAS PASS TX 78336
0022-2000-0015-002	WILSON JOHN STEWART &	JOHN SHELTON WILSON II	2635 SAN ANGELO	INGLESIDE TX 78362-5801
0022-2000-0014-002	CAMPBELL WANDA SUE		816 S SANDPIPER	INGLESIDE TX 78362

\* outside city limits - Did not notify



as landowner, taxpayers,  
we object of zoning change from  
R-1 to C-2.

Steve & Wendy  
don John & Vicki

Signature Place | 14755 Preston Rd., Suite 730 Dallas, Texas 75254  
972/664-9100 Fax: 972/664-9122 [www.rsarchitects.com](http://www.rsarchitects.com)

March 16, 2015  
Letter of Dissent  
Ham rezone request

Jesus Barrera  
1720 Beasley Ave  
Aransas Pass, TX 78336

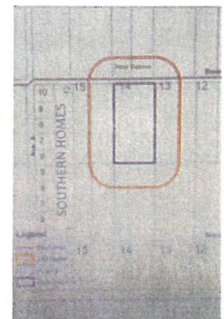
### Letter of Dissent

I, Jesus Barrera, home owner and resident of 1720 Beasley Ave Aransas Pass Texas (SOUTH PORTION, CALLED SOUTH ONE-HALF OF LOT 14, BLOCK "A" BURTON AND DANFORTH UBDIVISION) herby object to an application filed by Edith Ham, to rezone North One-Half of Lot 14, Block B Burton and Danforth Subdivision also known as 1813 Beasley. Edith Ham is requesting that the zoning be changed from its present classification of R-1 (Single-Family Residential) to C-2 (General Commercial).

The business that MS. Ham began operating around February 2015 at 1831 Beasley Ave Ingleside has greatly interfered with peaceful enjoyment of my residence and is changing the character of the neighborhood. The noise levels once their facility was apparently completed has increased and become constant rather than somewhat intermittent during their construction/remodeling of their facility.

1. Increased traffic including routine semi- tractor trailer deliveries
2. Noise pollution including: the whine of saws and other machinery, loud music, profanity, noise of tractor trailers and fork lifts
3. Air pollution including repeated open fires of construction debris and other unknown waste
4. Pollution in the form of empty fast food bags and containers that end up blown into my yard
5. Security Lights

Even though my residence does not lay within Ingleside city limits it does lie within the 200 foot buffer zone of Ms. Hams facility and thus I feel my objections should be considered. My property and my home are directly across Beasley Ave from Ms. Ham's Property. My home is situated only 60 ft from the road and is directly downwind (from predominant wind direction) from Ms. Ham's manufacturing facility. My property and home are the closest to and most affected by the recent activities at Ms. Ham's property. I feel it is my right to enjoy my home free from constant noise and other pollution that are part of Ms. Ham's operation.



1. Increased Traffic
  - a) Since the apparent completion of Ms. Ham's facility there have been routine deliveries of materials on semi tractor trailers. There are "No Trucks" signs at on both ends of Beasley Avenue presumably because it is a residential area. I have observed the Pro-Build semi make deliveries at least two or three times a week. The deliveries take 30 or more minutes. The truck idles noisily for the duration. When the forklift is used it also makes loud noises. These noises can be heard in my house with the windows closed and interfere with normal activities in a home such as making a phone call, taking a nap or watching TV. The





sounds and commotion of these deliveries also worry my goats, chickens and their guardians. Thankfully, they have begun to unload the semi-tractors at Ms. Ham's property rather than at my fence line.

- b) There seem to be 2 to 3 regular trucks coming and going on most days other than the two or three trucks that seem to belong to the Ham's. Often these trucks are taking what appears to be completed cabinetry somewhere. At times, some of the drivers show little regard for traffic laws. Several have bumped our fence when backing up with squealing tires.
2. Noise pollution including: the whine of saws and other machinery, loud music, profanity, noise of tractor trailers and fork lifts
- a) The whine of machinery that I assume to be saws begins between 8 and 9 am every morning can be heard in my home and yard. At times, when I assume they are cutting granite, the noise level in my home is too loud to have a conversation, take a nap or even watch TV. The noise of machinery usually continues 7 days a week. The weekend of March 14-15, 2015 they did not disturb our peace with these noises. However, they resumed at 8:30 Monday morning.
  - b) The workers at Ms. Ham's facility play loud music that can usually be heard in my home, again interfering with normal activities. This effect is worse on days with southeast winds. Another thing that can be heard plainly in my home and yard is liberal use of profanity. They seem to cuss and yell at each other as a part of their routine.
  - c) Routine deliveries by semi tractor trailers and other large loud trucks just make a lot of noise generally for 30 to 40 minutes at a time.
3. Air pollution including repeated open fires of construction debris and other unknown waste
- a) Three large cement containers can be seen next to the Ham's building. They have used these to burn unknown waste. The smoke and ashes made it difficult to breathe and ashes and soot covered everything. My white dogs were grey to black with soot. Please examine the pictures of these fires that I have included.
4. Pollution in the form of empty fast food bags and other refuse that end up blown into my yard
- a) They do not bag fast food waste when put in their dumpsters. When the dumpsters are emptied these loose items blow into my yard.
5. Security Lights
- a) The security lighting on the Ham's building lights up our yard and shines through our windows. I can no longer enjoy star watching from my home and must close the blinds at night to sleep.





March 16, 2015  
Letter of Dissent  
Ham rezoning request

Jesus Barrera  
1720 Beasley Ave  
Aransas Pass, TX 78336

The constant noise and pollution as a result of the recent daily activities on Ms. Ham's property interfere with the peaceful enjoyment of my home. I beg the city to consider this when making their decision in regard to Ms. Ham's request. I wanted to retire here and enjoy the sounds of nature, my family and my animals not listen to the whine of industrial machinery all day. It has really changed the neighborhood character. If the city does grant Ms. Ham's request please require the Ham's to construct noise barrier walls before resuming activities.

